004.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	948,900 / 948,900
					USE VALUE:	948,900 / 948,900
					ASSESSED:	948,900 / 948,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78	-80	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JORGE ANTHONY J & CHRISTINE
Owner 2:	
Owner 3:	
Street 1:	31 OVERLOOK DRIVE
Street 2:	
Twn/City:	CHELMSFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01824 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,025 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2802 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5025.000	487,200	5,100	456,600	948,900
Total Card	0.115	487,200	5,100	456,600	948,900
Total Parcel	0.115	487,200	5,100	456,600	948,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.68 | /Parcel: 338.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 3891

GIS Ref

GIS Ref

Insp Date 08/11/17

!416!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	487,400	5100	5,025.	456,600	949,100	949,100	Year End Roll	12/18/2019
2019	104	FV	377,100	5100	5,025.	485,100	867,300	867,300	Year End Roll	1/3/2019
2018	104	FV	377,100	7100	5,025.	353,900	738,100	738,100	Year End Roll	12/20/2017
2017	104	FV	353,200	7100	5,025.	308,200	668,500	668,500	Year End Roll	1/3/2017
2016	104	FV	353,200	7100	5,025.	262,500	622,800	622,800	Year End	1/4/2016
2015	104	FV	313,800	7100	5,025.	256,800	577,700	577,700	Year End Roll	12/11/2014
2014	104	FV	313,800	7100	5,025.	211,200	532,100	532,100	Year End Roll	12/16/2013
2013	104	FV	326,900	7100	5,025.	200,900	534,900	534,900		12/13/2012

PRINT

Date	Time
12/10/20	16:13:17

LAST REV

Date	Time
01/17/18	10:19:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 416

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12995-704		6/16/1976		48,000	No	No		N

USER DEFINED

Prior Id # 1:	3891
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2010	2110	Wood Dec	12,000					19X6

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
4/11/2009	Meas/Inspect	197	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
8/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5025		Sq. Ft.	Site		0	80.	1.14	1									456,600						456,600	

Total AC/HA:	0.11536	Total SF/SM:	5025	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	456,600	Spl Credit		Total:	456,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06899440
Const Adj.:	0.98000199
Adj $ / SQ:	178.095
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	662020
Depreciation:	174773
Depreciated Total:	487247

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

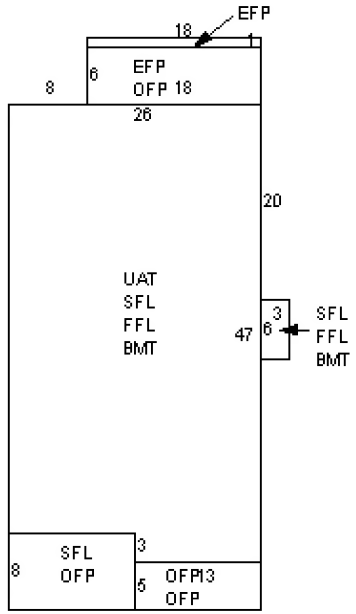
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.09
Special Features:	0	Val/Su Net:	108.97
Final Total:	487200	Val/Su SzAd	194.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,305	178.090	232,414
BMT	Basement	1,201	53.430	64,168
FFL	First Floor	1,201	178.090	213,892
OFP	Open Porch	342	20.900	7,147
UAT	Upper Attic	296	124.670	36,870
EFP	Enclos Porch	126	47.860	6,030

Net Sketched Area:	4,471			Total:	560,521
Size Ad	2506	Gross Are	5358	FinArea	2802

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100